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2014 Capping Summary Analysis Report using Actual Rates (Frozen)

The following represents your data at the time of sign-off and production of your Capping CD-ROM.

Port Hope Municipality, 1423

Port Hope Municipality

Capping Report	Frequency Distribution Report	Upper Tier Banking Report		
		Multi-residential	Commercial	Industrial
Capping Parameters				
Annualized Tax Limit		10.00%	10.00%	10.00%
Prior Year CVA Tax Limit		5.00%	5.00%	5.00%
CVA Tax Threshold - Increasers		\$250	\$250	\$250
CVA Tax Threshold - Decreasers		\$250	\$250	\$250
Exclude Properties Previously at CVA Tax		Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back		Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped		Yes	Yes	Yes
Capping Clawback and Retained Percentages				
Clawback Percentage		100.0000%	40.4790%	100.0000%
Retained Percentage		0.0000%	59.5210%	0.0000%
Total		100.0000%	100.0000%	100.0000%
Total Tax Adjustment				
Capped Properties		\$0	-\$24,532	-\$7,647
Clawback Properties		\$0	\$7,506	\$13,686
Net Class Impact/Shortfall		\$0	-\$17,027	\$6,039

Note: The Net Class Impact does not include all lower tiers.

<< Expand		Expand >>									
Category	Properties	2013 Annualized Taxes	2014 CVA Taxes Without Adjustments	2014 CVA Taxes Before Levy Change	2014 Capping Adjustment	2014 Overall Levy Change Adjustment	Threshold Adjustment	Revised 2014 Tax	Tax Adjustment for 2014 \$ Amount	% of CVA Taxes	
Multi-residential											
At CVA Tax due to Exclude Options:											
Excluded, Previously CVA Tax	32	1,478,493	1,535,525	1,489,868	0	0	0	1,535,525	0	0.00%	
Commercial											
Capped/Protected by Annualized Tax Limit	3	151,230	192,046	188,452	15,123	3,173	0	169,526	-22,521	-11.73%	
Capped/Protected by CVA Tax Limit	1	1,142	3,301	3,239	124	24	0	1,290	-2,012	-60.94%	
Tax Above CVA Tax due to Clawback	9	630,453	623,937	612,258	-10,830	11,820	0	631,442	7,506	1.20%	
Total Subject to Capping	13	782,824	819,284	803,949	4,417	15,017	0	802,258	-17,027	-2.08%	
	4	0	24,915	24,449	0	0	0	24,915	0	0.00%	

New Construction/Class, 100% Min Tax Level											
At CVA Tax due to Exclude Options:											
Excluded, Threshold Decreasers	5	372,436	377,294	370,231	-1,312	7,079	-910	377,294	0	0.00%	
Excluded, Protection Below Limits	2	64,066	69,235	67,939	3,873	1,296	0	69,235	0	0.00%	
Excluded, Previously CVA Tax	292	3,991,724	4,155,471	4,077,687	0	0	0	4,155,471	0	0.00%	
Total Excluded	299	4,428,226	4,602,000	4,515,858	2,561	8,375	-910	4,602,000	0	0.00%	
Class Total	316	5,211,050	5,446,199	5,344,255	6,978	23,392	-910	5,429,173	-17,027	-0.31%	
Industrial											
Capped/Protected by Annualized Tax Limit	1	10,566	15,939	15,585	1,057	264	0	11,887	-4,053	-25.43%	
Capped/Protected by CVA Tax Limit	2	3,122	7,147	6,989	353	79	0	3,553	-3,594	-50.28%	
Tax Above CVA Tax due to Clawback	5	615,927	616,234	602,545	0	13,993	0	629,920	13,686	2.22%	
Total Subject to Capping	8	629,614	639,321	625,119	1,410	14,336	0	645,360	6,039	0.94%	
At CVA Tax due to Exclude Options:											
Excluded, Previously CVA Tax	36	1,466,440	1,560,531	1,525,864	0	0	0	1,560,531	0	0.00%	
Total Excluded	36	1,466,440	1,560,531	1,525,864	0	0	0	1,560,531	0	0.00%	
Class Total	44	2,096,054	2,199,852	2,150,983	1,410	14,336	0	2,205,891	6,039	0.27%	
Total All Classes											
Capped/Protected by Annualized Tax Limit	4	161,796	207,986	204,037	16,180	3,437	0	181,412	-26,573	-12.78%	
Capped/Protected by CVA Tax Limit	3	4,263	10,449	10,228	477	103	0	4,843	-5,606	-53.65%	
Tax Above CVA Tax due to Clawback	14	1,246,379	1,240,171	1,214,803	-10,830	25,813	0	1,261,362	21,191	1.71%	
Total Subject to Capping	21	1,412,438	1,458,606	1,429,068	5,827	29,353	0	1,447,618	-10,988	-0.75%	
New Construction/Class, 100% Min Tax Level	4	0	24,915	24,449	0	0	0	24,915	0	0.00%	
At CVA Tax due to Exclude Options:											
Excluded, Threshold Decreasers	5	372,436	377,294	370,231	-1,312	7,079	-910	377,294	0	0.00%	
Excluded, Protection Below Limits	2	64,066	69,235	67,939	3,873	1,296	0	69,235	0	0.00%	
Excluded, Previously CVA Tax	360	6,936,657	7,251,528	7,093,420	0	0	0	7,251,528	0	0.00%	
Total Excluded	367	7,373,159	7,698,056	7,531,591	2,561	8,375	-910	7,698,056	0	0.00%	
Grand Total	392	8,785,597	9,181,577	8,985,107	8,387	37,729	-910	9,170,589	-10,988	-0.12%	

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